

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 28 June 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: Lois Herr, Charlie Douts, J. Scott Ulrich, Allan Granger, Nancy Halliwell, and Jonathan Price were present.

Virginia Brady and Julianne Dickson were not present.

STAFF: Ronald Bailey, James Cowhey, Nancy Williams, Andy Weaver (*County Assistant Engineer*), Lauri Ahlskog, Frank Behlau, Julie Goodman, Randall Heilman, Mark Hiester, Gwen Newell, Mark Stivers, Danny Whittle, and Carol Grove.

OTHERS:

Brian	Citizen of Martic Township
J. Dwight Yoder	Gibbel, Kraybill & Hess

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 14 June 2004: Hearing no further objections to the Minutes, Mr. Granger moved and Ms. Halliwell seconded, to approve the Minutes. The motion carried.
- III. Bills and Communications: Mr. Bailey briefed the Commission of two updates of where he will be participating on a taskforce for the PA Transportation allowance system, and that Ms. Anne Canby, of 10,000 Friends will be completing a transportation analysis for Pennsylvania.
- IV. Report of Committees & Task Forces: Mr. Bailey stated that Commissioner Shaub created the PIT (*Priority Implementation Team*) to track and inform of the progress from the Growth Management Implementation Task Force.

Mr. Granger indicated that the Housing Plan Steering Committee's kickoff meeting will be held on **Wednesday, 8 July 2004 @ 7:30 a.m.**, located at the County Emergency-wide facility.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **Lapp**, Jonas S., Bart Township, Report was Forthcoming, Planning Module Review, (***Report Now Available and Adopted as Drafted***)

A motion was made by Mr. Ulrich to approve the consent agenda. Mr. Price seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Farm Housing**, Jonas S. & Rachel B. Lapp, Bart Township, Section 303 Plan Processing Procedures, (***Approved***)
 - b. **Sketch Plan**, Hilltop Garage, Drumore Township, Section 303 Plan Processing Procedures, (***Conditionally Approved***)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
 - a. **#71-57A**, Jon J. Segro, Manor Township, 60-day extension of time, (***Approved***)
 - b. **#03-111**, Norman C. Crill, Manor Township, 60-day extension of time, (***Approved***)
3. Unconditional Preliminary Plan Approvals:
 - a. **#85-152-1**, E. V. Martin Properties, Mountville Borough, (***Approved***)
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#69-139-3**, Paul W. Jr., & Darlene K. Warfel, Martic Township, (***Conditionally Approved***)
 - b. **#75-187B**, Karen A. Kane-Hodge and Gregory L. & Kay L. Kane, Manor Township, (***Conditionally Approved***)
 - c. **#00-49-1A**, White Oaks Estates, Brecknock Township, (***Conditionally Approved***)
 - d. **#04-56**, Zimmerman Zeiset Builders, Terre Hill Borough, (***Conditionally Approved***)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#75-66-3B**, Lot 9 – Sunhill Estate, Penn Township, *(Recommended for Approval)*
- b. **#77-3-3**, Wendell O. Zeiset Subdivision, East Earl Township, *(Recommended for Conditional Approval)*
- c. **#78-161-3**, Elmer M. Ebersol, Leacock Township, *(Recommended for Conditional Approval)*
- d. **#79-311-4E**, West Ridge Estates, Lot #111, West Donegal Township, *(Recommended for Conditional Approval)*
- e. **#80-312B**, Jacob H. & Mary J. Neuenschwander, Penn Township, *(Recommended for Conditional Approval)*
- f. **#83-237-5**, Gap Car Wash Expansion, Salisbury Township, *(Recommended for Conditional Approval)*
- g. **#86-47-5B**, Super Dog Pet Food Company, Upper Leacock Township, *(Recommended for Conditional Approval)*
- h. **#87-112E**, Stevens Street Subdivision for J. Dwight Yoder, East Hempfield Township, *(Recommended for Conditional Approval)*
- i. **#89-103A**, Leroy S. Stoltzfus, West Earl Township, *(Recommended for Conditional Approval)*
- j. **#98-95B**, Kline Family Partnership, East Hempfield Township, *(Recommended for Conditional Approval)*
- k. **#02-84A**, Phase I, Southern Village, Lancaster Township, *(Recommended for Conditional Approval)*
- l. **#04-3A**, Landale, Manheim Township, *(Recommended for Conditional Approval)*
- m. **#04-51**, Lot No. 1 for Victor S. & Melody J. Martin, West Earl Township, *(Recommended for Conditional Approval)*
- n. **#04-52**, Jacob M. Beiler, Leacock Township, *(Recommended for Conditional Approval)*
- o. **#04-53**, Eric H. & Deborah L. Fichthorn, East Cocalico Township, *(Recommended for Unconditional Approval)*
- p. **#04-54**, George B. H. and Anna Stern, Salisbury Township, *(Recommended for Conditional Approval)*
- q. **#04-55**, Ray Fox Subdivision, West Earl Township, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

7. Requests for Community Planning Reviews:

- a. **#27-89**, Ephrata Township, Proposed amendment to the Zoning Ordinance, by removing golf courses, parks, and recreation areas as special exceptions in the Agricultural District and permitting them as special exceptions in the Residential and Commercial Districts.
- b. **#43-34**, Martic Township, To vacate the portion of West View Road between Delta Road and River Road.
- c. **#51-51**, Pequea Township, Proposed various amendment to the Zoning Ordinance.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

VI. Old Business: Mr. Granger stated that the Bates Auditorium, in the County Library was not workable or convenient in holding the MPO (*Metropolitan Planning Organization*) meeting today. He further stated that it is nothing held against LCPC (*Lancaster County Planning Commission*) Staff.

VII. New Business: None.

VIII. Public Participation: None.

IX. Adjournment: Mr. Douts made a motion to adjourn the meeting. The motion was seconded by Mr. Price. The motion carried. The meeting was adjourned at 4:15 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 12 July 2004.